

HIGHLAND BOARD OF ZONING APPEALS

Regular Meeting Agenda

September 26, 2018

1) OPENING: Pledge of Allegiance Led By: Mr. Grzymski

2) ROLL CALL: Members: Mr. Helms, Mr. Martini, Mr. Grzymski, Mr. Leep and Mrs. Murovic

3) MINUTES: Are there any deletions, corrections or additions to the minutes of August 22, 2018? If none, they will stand approved as posted.

4) ANNOUNCEMENTS: The date of the next meeting of the Board of Zoning Appeals to take place on October 24, 2018.

5) COMMUNICATION: None

6) Old Business: Approval of Findings of Fact for, Jovan Lozevski, 521 Cochran Drive, Crown Point, IN, 46375, requesting a variance for minimum lot size requirement for overall lot size, length and side yard setback from 8' to 5', for potential duplex to be built on vacant lot for the location of 2731 41st Street. {HMC 18.20.060}(C)(1)(a) (A) Minimum Lot Size. Minimum lot size requirements for an R-2 district are as follows:(2) Every single-family detached dwelling shall meet the requirements of and every two-family attached dwelling hereafter erected shall be on a zoning lot having a minimum area of 9,600 square feet and a minimum lot width of 80 feet at the building line, and lot depth of 120 feet; provided, that a lot of record on the effective date of the ordinance codified in this title which is less than 9,600 square feet in area or less than 80 feet in width, or 120 feet in depth, may be improved with a single-family detached or two-family attached dwelling where authorized by the board of zoning appeals.

{HMC18.20.050}(H)(1) Minimum Side Yards. Minimum side yard requirements in an R-2 district are as follows: One-Family Detached or Two-Family Attached Dwellings. On a lot improved with a one-family detached or two-family attached dwelling, a side yard shall be provided along each side lot line. No side yard shall be less than eight feet in width.

7) New Business: Public Hearing for Target Corporation, 10451 Indianapolis Boulevard, Highland, IN 46322, represented by Bill Skebba of Kimley-Horn & Associates, 2400 Corporate Exchange Drive, Suite 120, Columbus, OH, requesting a variance to exceed sign allowance and sign square footage. **18.85.030 Sign types.** (B) Permanent Business Signs.(1) Location.(a) One permanent business sign shall be required for all buildings and businesses in a nonresidential zoning district. Such sign shall be placed above the front entrance of the business, but no higher than the second story of the building where the business is located.**18.85.030 Sign types.**

(B) Permanent Business Signs. (3) Size. (a) For single-use buildings, permanent business signs shall not exceed 40 square feet in gross sign area. (b) For multi-use and mixed-use buildings, the maximum gross area for permanent business signs shall be either one square foot for each linear foot of frontage that the building occupies, or 150 square feet, whichever is less.

BUSINESS FROM THE FLOOR:

ADJOURNMENT: Motion: _____ **Second:** _____ **Time:** _____

Agenda is subject to change without notice